

Application Recommended for Delegation

Hapton with Park Ward

APP/2008/0392

Full Planning Application

Proposed new dormer extension to rear elevation

42 BLACKBURN ROAD, PADIHAM

Background:

Objections have been received.

Summary of Reason for Recommendation:

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary

H13 - Extensions and conversion of existing single dwellings

SPG13 – Supplementary Planning guidance on Dormer extensions

Site History:

None.

Consultation Responses:

Neighbours – 2 letters objecting to the proposed dormer extension for the following reasons;

- a) This house and other houses in the row have original dormers which are traditional and in keeping with the properties. Any new dormer should have a slated pitched roof in keeping with the others.
- b) This application affects the middle dormer out of seven, its design and appearance would be completely different to all the others, and would be totally out of character and not visually in keeping with the row.

Neighbour -(44 Blackburn Road) – is concerned that the dormer may encroach onto his property (This is a private matter, not a material planning consideration).

Planning and Environmental Considerations:

The main considerations are design and materials.

The proposal involves the removal of the existing small dormer and its replacement with a larger flat roofed dormer.

SPG13 – Dormer extensions – states that ‘rear dormers will generally be acceptable if the design and appearance is sympathetic to the character of the building and surrounding area; and the dwelling is not prominent when viewed from the surrounding area’.

Local Plan policy H13 – Extensions and conversions of existing single dwellings – states that proposals to extend existing residential properties should be in keeping with the existing house and the surrounding buildings with regard to scale, size, design and materials.

The proposed materials are a felt roof with white spar chippings, slate hanging to the dormer cheeks and slate hanging or shiplap boarding to the dormer face. The most appropriate of these options is that the dormer face be slate hung to match the existing traditional blue slate roof.

The proposed dormer is on the rear of the property and is not considered to be prominent when viewed from the surrounding area.

There are a variety of dormers on this terrace; some of the houses have small original dormers, there is a modern flat roofed dormer on no. 24 Blackburn Road and some are without dormers. The flat roofed dormer at 24 Blackburn Road, which is at the other end of this terrace was approved in 2005. There is also a large flat roofed dormer at no. 52 Blackburn Road (in the next terrace). These previously approved dormers have set a precedent and the proposed dormer would not be out of character with the existing and adjacent terrace.



existing dormer / rear of property

The proposed flat roofed dormer is considered to be too large in its proposed form. The applicants have been asked to reduce the size of the dormer in order to make it more visually acceptable by bringing it in from the boundary on each side of the dormer by at least 0.75m, or to consider replacing it with two smaller, pitched roof dormers.

Providing the scheme was amended in one of these two ways, the proposal would be acceptable as its appearance would be sympathetic to the character of the building and surrounding area and it would be in accordance with the Local Plan policies listed above.

Recommendation: That the Head of Planning and Environment be delegated to approve the application subject to the applicant agreeing to one of the amendments suggested above and submitting suitably amended plans. If the applicant does not agree then the application should be refused.

LAB
1/07/2008